



**US Army Corps
of Engineers®**
New England District

8 Carmichael St., Suite 205
Essex Jct., VT 05452

PUBLIC NOTICE

Date: August 28, 2001

Comment Period Ends: September 28, 2001

File Number: 199902023

In Reply Refer To: Marty Abair

Or by e-mail: martha.a.abair@usace.army.mil

The Stratton Corporation, ATTN: Kenneth E. Hoeppner, RR 1, Box 145, Stratton Mountain, Vermont 05155 has requested a Corps of Engineers permit under Section 404 of the Clean Water Act to place fill in a total of 1.995 acres of waters of the United States in conjunction with resort area improvement projects associated with their Master Plan at Stratton Mountain Resort in Stratton Mountain, Vermont, as shown on the attached plans. The Master Plan has been developed in accordance with the Stratton Water Quality Remediation Plan, which was developed at the direction of the Water Quality Division of the Vermont Department of Environmental Conservation and the District Environmental Commission (Act 250).

The 5-year Master Plan development will involve work at fourteen different base area locations:

- a. Work has already been completed under the Vermont General Permit at Snowbridge [(0.020 acre stream impact) (UTM coordinates N4774994.0, E669660.0)] and Stratton Springs [(0.144 acre wetland impact) (UTM Coordinates N4775144.0, E671058.0)].
- b. There will be no impacts to waters of the U.S. at the Commons I, Stratton Mountain School, Valley Trail and Spater Glen locations.
- c. The access road to the Valley View (Solstice) residential project (UTM Coordinates N4774180.0, E671714.0) will require a culverted crossing of an unnamed intermittent stream. About 180 linear ft. (0.008 acre) of the stream will be impacted.
- d. Construction of the Welcome Center Phase I building and associated parking (UTM Coordinates N4776646.0, E669842.0) will impact about 0.084 acre of wetland adjacent to an unnamed tributary of Tributary 2 of the North Branch of Ball Mountain Brook.
- e. Construction of the Welcome Center Phase II parking lot (UTM Coordinates N4776304.0, E669949.0) will impact about 0.191 acre of wetland and 200 linear ft. (0.024 acre) of an unnamed perennial stream.
- f. Commons Phase II (UTM Coordinates N4775455.0, E670601.0) will replace three existing facilities with four residential buildings. Approximately 0.69 acre of wetland and 165 linear ft. (0.024 acre) of intermittent stream will be impacted.
- g. Stratton proposes to take Snyder Pond (UTM Coordinates N4775318.0, E670056.0) offstream with the goal of restoring the stream channel and improving downstream water quality. The area between the restored stream channel and the existing Base Lodge Lift is proposed to be used as a clubhouse. This work will eliminate Snyder Pond (0.27 acre impact), and impact an additional 0.17 acre of wetland. About 225 linear ft. (0.090 acre) of existing stream channel will be relocated to a new channel.
- h. The proposed Employee Housing project (UTM Coordinates N4774697.0, E670947.0) will impact about 0.01 acre of wetland. Crossings of intermittent streams will impact a total of 600 linear ft. (0.04 acre) of stream channel.
- i. Expansion of the Sun Bowl base area parking (UTM Coordinates N4773663.0, E671574.0) will impact about 0.207 acre of wetland.

- j. The addition of two passing lanes (UTM Coordinates N4777401.0, E670780.0 and N4777715.0, E672008.0)) to the existing Stratton Mountain Road will impact about 0.024 acre of wetlands adjacent to intermittent streams and about 7 linear ft. (0.0005 acre) of intermittent stream from a culvert extension.

The basic purpose of the project is to expand and improve the resort facilities at an existing ski resort.

The project site is located on the Stratton Mountain, VT and Peru, VT USGS quadrangle sheets. UTM coordinates for each site are provided above.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. Comments should be submitted in writing by the above date. If you have any questions, please contact Marty Abair at 802 872-2893.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

**SEE NEXT PAGE FOR
DETAILS OF EVALUATION
FACTORS**

**David H. Killoy, P.E., C.P.G.
Chief, Permits & Enforcement Branch
Regulatory Division**

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity in the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties listed in, or eligible for listing in, the National Register of Historic Places, and no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice.

The following authorizations have been applied for, or have been, or will be obtained:

- ☒ (X) Permit, License or Assent from State.
- ☐ () Permit from Local Wetland Agency or Conservation Commission.
- ☒ (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved Coastal Zone Management Programs. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.

If you would prefer not to continue receiving public notices, please check here ☐ () and return this portion of the public notice to: U.S. Army Corps of Engineers – New England District, ATTN: Regulatory Division, 696 Virginia Road, Concord, MA 01742-2751.

NAME:

ADDRESS: